018.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,500 / 899,500
					USE VALUE:	899,500 / 899,500
					ASSESSED:	899,500 / 899,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ERBE DAVID V/JENNIFER G
Owner 2:	
Owner 3:	
Street 1:	50 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERRERA LISA J -
Owner 2:	-
Street 1:	50 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	400,200		499,300	899,500
Total Card	0.128	400,200		499,300	899,500
Total Parcel	0.128	400,200		499,300	899,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.61 | /Parcel: 409.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,200	0	5,580.	499,300	899,500	899,500	Year End Roll	12/18/2019
2019	101	FV	301,300	0	5,580.	646,100	947,400	947,400	Year End Roll	1/3/2019
2018	101	FV	295,400	0	5,580.	411,200	706,600	706,600	Year End Roll	12/20/2017
2017	101	FV	295,400	0	5,580.	375,900	671,300	671,300	Year End Roll	1/3/2017
2016	101	FV	295,400	0	5,580.	305,400	600,800	600,800	Year End	1/4/2016
2015	101	FV	288,300	0	5,580.	305,400	593,700	593,700	Year End Roll	12/11/2014
2014	101	FV	288,300	0	5,580.	278,400	566,700	566,700	Year End Roll	12/16/2013
2013	101	FV	288,300	0	5,580.	264,900	553,200	553,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRERA LISA J	1312-102		12/7/2005		585,000	No	No		
VIVIER CRAIG A	1244-3		10/23/2001	Family	1	No	No		
SIMMEL SERGIU/E	1119-186		12/1/1993		237,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	132	Redo Bat	2,500	C				
10/6/2010	2099	Addition	68,000	C				REAR ADD/REDO BATH
9/28/2009	905	Manual	4,188					
10/6/1998	694	Redo Kit	8,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	345	PATRIOT
5/11/2006	MLS	MM	Mary M
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

12783

GIS Ref

GIS Ref

Insp Date

11/17/17

!1526!

PRINT

Date	Time
12/10/20	17:06:30

LAST REV

Date	Time
03/16/20	15:31:00

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	12783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

Total AC/HA: 0.12810 | Total SF/SM: 5580 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 499,291 | Spl Credit | Total: 499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26497006
Const Adj.:	0.99989998
Adj $ / SQ:	158.105
Other Features:	91050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448692
Depreciation:	48459
Depreciated Total:	400233

COMMENTS

FP IN BMT NON-FUNC.. OF=BMT SINK. PDAS.
ATC ABOVE GAR-UNF WALK-IN CLOSET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

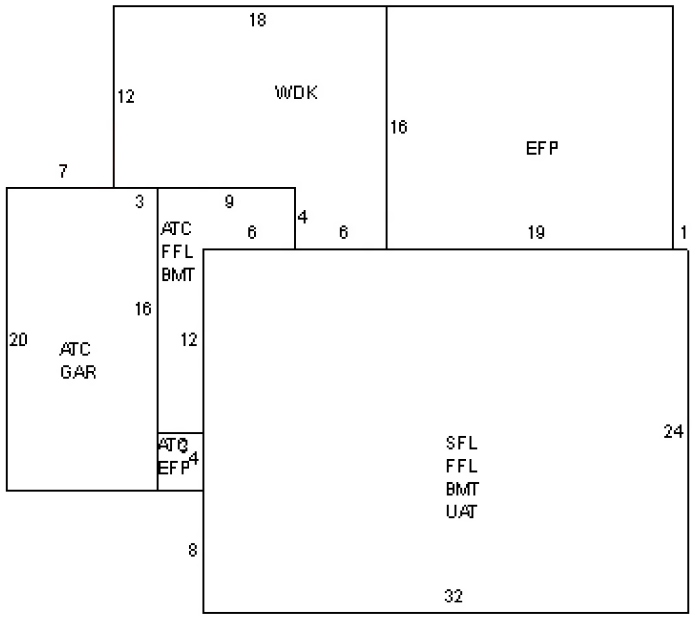
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.11
Special Features:	0	Val/Su Net:	114.51
Final Total:	400200	Val/Su SzAd	234.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	74.490	62,573
FFL	First Floor	840	158.110	132,809
SFL	Second Floor	768	158.110	121,425
EFP	Enclos Porch	316	35.840	11,324
WDK	Deck	240	10.170	2,440
GAR	Garage	200	27.500	5,499
UAT	Upper Attic	192	63.240	12,142
ATC	Attic	99	94.860	9,429
	Net Sketched Area:	3,495	Total:	357,641
Size Ad	1707.4	Gross Are	4256	FinArea 2196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	70	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc